



Historic property

Karlovy Vary, Karlovy Vary, Slovenská

€ 1 786 069 | CZK 45 000 000





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Usable area	1 705 m ²
Foot print	2 266 m ²
Plot	4 835 m ²
Parking	-
PENB	G
Reference number	104015

Unique offer of a Classicist building from 1791 in Karlovy Vary, which formerly served as a popular destination restaurant. The property, with a usable area of approximately 1,700 m² and land of 4,835 m², has been granted a building permit for the construction of a mini brewery, beer spa, and kitchen renovation. The unique structure is located in an easily-accessible area below Southern Hill, by the Teplá River, close to the Japanese Garden.

The Classicist two-story building from 1791 with an attached western wing from 1818 with a **partial basement** and has 2 above-ground floors. A significant part of the second floor is an **elegant ceremonial hall** complemented on all sides by a **gallery**. The hall's ceiling is adorned with a **mirrored ceiling fresco by Czech painter Josef Kramolín** from around 1800. In the second wing of the building, there is a **larger elegant space from 1818**. Around 1890, **two separate pavilions** were completed, which were used during the summer months. One of the pavilions was designed as a **restaurant with a dance terrace**, while the other pavilion was mainly used for **receptions or garden parties**.

Structurally, it is a classic brick building with massive perimeter walls, partially vaulted and partially wooden ceilings, and a roof covered with **shingles**. Both pavilions were constructed as simple buildings with cast iron structural elements and simple roofing, without heating. The entire complex was **extensively reconstructed in 1994**. The capacity of the restaurant in the historic building is approximately **80 seats**, the garden restaurant about **150 seats**, and both halls have a variable number of seats.

The complex is situated by the **Teplá River**, amidst the forests of the **Karlův Hvozd nature reserve**. The location is easily accessible via an asphalt road, and pedestrians can use the **Goethe Trail** leading from the **center of Karlovy Vary**, taking a leisurely walk of approximately 30 minutes, while the city center is a 3-minute drive away.

Usable area 1,705 m², built-up area 2,266 m², plot 4,835 m².

